

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	21 June 2021
LOCATION:	Aldingbourne Post Office Westgate Street Aldingbourne PO20 3QL
SUBJECT:	AL/55/21/PL Replacement of existing shop unit. This application is in CIL Zone 2 (zero rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This application is for the demolition of existing retail unit and erection of replacement retail unit. The site is located on Westergate Street, an A-classified road subject to a speed limit of 30mph in this location.

The LHA was consulted on an application for the change of use of the rear of the building from residential use to A1 retail use, extending the existing retail unit, and new shop front and roof under ref: AL/53/20/PL. No highways concerns were raised and the LPA approved the application.

The proposed replacement of the retail unit will be on the exact footprint of the previous permission AL/53/20/PL. Parking on the site frontage will be as per approved layout of AL/53/20/PL to which the LHA raised no highway concerns. No alterations to the existing access are proposed.

The proposal does not appear result in a larger floorspace than currently consented, therefore no highway safety concerns would be raised.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Condition

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Nicola Fry
West Sussex County Council – Planning Services